

CITY OF DAHLONEGA
SPECIAL CALLED MEETING
MINUTES
February 20, 2014

The Dahlonega City Council held a Special Called Meeting on Thursday, February 20, 2014 at City Hall. Members present were Sam Norton, Mitchell Ridley, Bruce Hoffman, Terry Peters, Michael Clemons and Roman Gaddis. Also present were City Manager Bruce Georgia and City Attorney Doug Parks. Mayor Gary McCullough called the meeting to order at 5:00 p.m.

PUBLIC HEARING/FIELDALE REZONING:

City Attorney Doug Parks informed there was one zoning matter which was an application submitted by the City. He further informed that Mr. Steve Gilliam, legal representative for Fieldale was present. Mr. Parks further informed there are two letters, one to withdraw the original Fieldale application to rezone Industrial with conditions and the other letter is from the owner of the property that is being discussed which indicated they would not object to the Planning and Zoning Commission recommendation which was consistent with the recommendation from City Consultant Bill Ross. Mr. Parks informed Council that on their desk each will find a written report from Mr. Ross. He further informed in lieu of Mr. Ross appearing again today in regard to this matter, that he had spoke with Mr. Gilliam and he agreed that there was not a necessity that the City provide live testimony in support of the City's application but, instead that we could rely on the written report of Mr. Ross. Mr. Parks informed that pursuant to procedures of this type of hearing, he would ask Planning Director, Chris Head to advise Council of the results of the Planning and Zoning Commission. Ms. Head informed that the Planning and Zoning Commission recommended following Mr. Ross's recommendation to rezone the property to B2 with conditions that the following uses not be allowed on the property; amphitheaters, auditoriums, assembly and meeting halls, stadiums, heliports, helistops, race tracks for animals or motor driven vehicles, recycle collection centers, truck stops and truck terminals. Also, a site plan entitled "Survey Submitted at time of Fieldale Annexation" prepared by Farley-Collins Associates and dated 4-27-63 that was submitted with the application shall serve as the approved Site Plan for the property until such time as a revised Site Plan for the development or redevelopment of the property is approved administratively by the City Council. At this time, Mr. Parks asked if anyone would like to speak in favor of this application. Mr. Steve Gilliam, Attorney for Fieldale came forward and informed Council that he was the representative for Fieldale and Mr. John Wright Executive Director of Operations was also present. Mr. Gilliam further informed that in talking with Mr. Parks, Mr. Ross, Fieldale and neighbors they felt that B2 was a good compromise and asked that Council approve the request. He also stated he had submitted a letter to withdraw their application for Light Industrial Zoning. Mr. Gilliam asked for the record to show that Fieldale reserves the right, if a new opportunity arises for a particular use not covered under B2, for the opportunity for the Council to hear a request for another type of use to be added. Mr. Parks asked if anyone else in the audience would like to speak in favor of this application. Mr. Don Trice, Achasta representative came forward and distributed a packet presentation. Mr. Trice requested that these documents be part of the minutes. He then gave a statistical overview of the document information. (See attached documentation) Mr. Trice also commended the City for recommending B2 zoning for this property and informed that they were in support of zoning with conditions listed in consultants report. He further stated that they were strongly opposed to any industrial uses in the future.

Mayor Gary McCullough asked for a motion to approve the City's application to rezone the Fieldale property from R1 to B2 with conditions that the following uses not be allowed on the property: amphitheaters, auditoriums, assembly and meeting halls, stadiums, heliports, helistops, race tracks for animals or motor driven vehicles, recycle collection centers, truck stops and truck terminals. A like motion was made by Councilman Clemons, seconded by Councilman Peters. Mayor McCullough asked for any discussion, hearing none, he asked for all in favor to say aye, all opposed like sign, motion carried unanimously.

Mayor McCullough asked for a motion to go into executive session. A motion was made by Councilman Gaddis, seconded by Councilman Hoffman. Mayor McCullough asked for all in favor to say aye, all opposed like sign, motion carried unanimously.

Mayor McCullough adjourned the executive session and reconvened the Special Called Meeting at 6:26 p.m. Mayor McCullough informed that no decision was made in executive session.

Mayor McCullough entertained a motion to adjourn the Special Called Meeting at 6:27 p.m. A motion was made by Councilman Gaddis, seconded by Councilman Ridley and approved by all members present.

APPROVED BY ME THIS _____ DAY OF _____, 2014.

Gary McCullough, Mayor

Attest:

Lou Stewart, City Clerk